

140.A

0004

0005.0

Map

Block

Lot

1 of 1

Residential
CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

625,200 / 625,200

USE VALUE:

625,200 / 625,200

ASSESSED:

625,200 / 625,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		PLYMOUTH ST, ARLINGTON

OWNERSHIP

Unit #: 5

Owner 1: NUCKOLS RICHARD

Owner 2:

Owner 3:

Street 1: 5 PLYMOUTH ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: GORDON CATHI L -

Owner 2: -

Street 1: 5 PLYMOUTH ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Stucco Exterior and 2339 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

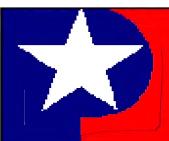
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8238																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	625,200			625,200		313504
							GIS Ref
							GIS Ref
							Insp Date
							11/18/18


Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	90172
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	21:35:01
LAST REV Date	Time
01/12/21	10:51:31
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
GORDON CATHI L,		76260-412	2	11/24/2020		650,000	No	No			15906
BALGER MICHAEL		63539-299		4/28/2014		463,800	No	No			
GALVIN TARA K/W		56591-64		3/11/2011	Convenience	99	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/23/2014	725	Add Bath	8,000						1/12/2021	SQ Mailed	MM	Mary M
									11/18/2018	Measured	DGM	D Mann
									5/14/2015	SQ Returned	MM	Mary M
									7/1/2014	Info Fm Prmt	PC	PHIL C
									1/6/2014	Info Fm Plan	BR	B Rossignol
									2/3/2012	NEW CONDO	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION

Type:	99 - Condo Conv	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	6 - Stucco	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	NATURAL	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

COMMENTS

PDAS	SINK IN BMT. GLA=2339.
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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 7	BRs: 4
	Baths: 1	HB

UnSketched SubAreas:
GLA: 2339,**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1916
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G13
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	0
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	7	4	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	7	4	

RES BREAKDOWN**CALC SUMMARY**

Basic \$ / SQ:	305.00	
Size Adj.:	1.09890974	
Const Adj.:	0.98990101	
Adj \$ / SQ:	331.783	
Other Features:	70750	
Grade Factor:	1.00	
NBHD Inf:	1.07000005	
NBHD Mod:		
LUC Factor:	1.00	
Adj Total:	906065	
Depreciation:	280880	
Depreciated Total:	625185	
WtAv\$/SQ:	AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr: 355.01
Special Features:	0	Val/Su Net: 267.29
Final Total:	625200	Val/Su SzAd 267.29

PARCEL ID 140.A-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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SKETCH

More: N Total Yard Items: Total Special Features: Total:

Comments	PDAS SINK IN BMT. GLA=2339.
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SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
GLA	Gross Liv Ar	2,339	331.780	776,040					
Size Ad	2339	Gross Area	2339	FinArea	2339				
Net Sketched Area:	2,339	Total:	776,040						

IMAGE**AssessPro Patriot Properties, Inc**